

**AGENDA ITEM 30**

Discuss and take appropriate action on jail/courthouse annex expansion.

Ed Lee stated that quite a few people are riding the lunch hour shuttle bus, and more people are parking in the garage.

No action was taken on this agenda item.

**AGENDA ITEM 31**

Discuss and take appropriate action regarding Change Order No. 7 for Williamson County Regional Park.

Moved: **Commissioner Boatright**

Seconded: **Commissioner Hays**

Motion: To approve Change Order No. 7 in the amount of \$18,071.90.

Vote: **5 - 0**

< Attachment >

# LAND STRATEGIES INC.

PAUL LINEHAN & ASSOCIATES

February 6, 2003

Judge John Doerfler  
Williamson County Commissioners  
710 Main Street  
Georgetown, Texas 78626

RE: Williamson County Regional Park

Dear Commissioner's:

The following synopsis is a breakdown for Change Order #7.  
This following are topics for discussion at the Commissioner's Court Meeting on 2/11/03 with Land Strategies, Inc.

## Change Order #7

Additional cost proposed by commissioners or necessary for completion.

1. Additional Well Services - PCO #00066*	= \$ 3,718.00
2. Gate @ Entry - PCO #00067	= \$ 8,607.50
3. Building H Carpet/Delete Wall- PCO #00068	= \$ 1,830.40
4. Lighting Control- Road A Lights- PCO #00069	= \$ 1,177.00
5. Building H Changes- PCO #00070	= \$ 2,739.00

Sub-Total Cost = \$ 18,071.90

\*Well # 1- 15 H.P. Submersible Pump & Motor 119' deeper than specified in contract = \$1628.00  
Well # 2- Install Revised Pump = \$2090.00

## Change Orders Approved as of February 5, 2002

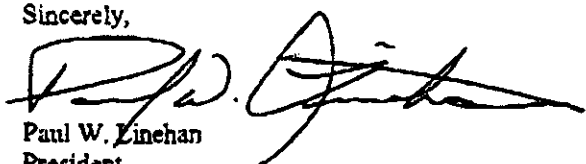
-Change Order #1	\$ 431,371.99
-Change Order #2	\$ 45,042.84
-Change Order #3	\$ 430,380.04
-Change Order #4	\$ 6,627.40
-Change Order #5	\$ 7,498.64
-Change Order #6	\$ 37,315.74

Sub-Total Cost = \$ 958,236.65

## Project Cost:

Base Contract	\$ 7,448,346.00
Net Change by Change Orders	\$ 958,236.65
Total to date	\$ 8,406,582.65

Sincerely,

  
Paul W. Linehan  
President  
EMG/PWL

DEVELOPMENT, DESIGN AND PLANNING CONSULTANTS

10000 GULF SHORE BLVD. SUITE 100 • GEORGETOWN, TEXAS 78626 • (512) 328-6050 • FAX: (512) 328-6172

TOTAL P.02

02/11/2003

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**WORKMAN**  
**CORPORATION**  
**CONSTRUCTION SERVICES**
**PROPOSED CHANGE ORDER**  
**No. 00066**
**TITLE:** *Additional Well Services-REVISED***DATE:** 1/18/2003**PROJECT:** Williamson County Regional Park**JOB NO.:** 2210
**TO:** Land Strategies Inc.  
 1010 Land Creek Cove  
 Suite 100  
 Austin, TX 78746
**CONTRACT DATE:** 4/9/2002
**WORKMAN CORPORATION**  
 3735 Promontory Point Drive  
 Austin, Texas 78744
**ATTN:** Paul Linehan

512 326-9293 512 447-856 FAX

**DESCRIPTION OF PROPOSAL**

This change incorporates the additional services performed on the Irrigation water wells at the Williamson County Regional Park project. These include: installing a 15 horsepower submersible pump and motor 119 feet deeper than specified due to Engineer's recommendation; remove and re-install submersible pump in Well #1 for acid job; install revised pump in Well #2 per Gray-Jansing's and Thornhill Group's recommendation's; drill borehole for Well #3 with no pilot hole; install and remove the submersible pump in Well #3 due to small yield of well. This change incorporates all labor, material, equipment, and incidentals required to complete the above scope of work. Please see attached.

Item	Description	Quantity	Units	Unit Price	Subtotal	Fee %	Fee	Net Amount
00001	Well #1 Changes	1.000	ls	\$1,428.00	\$1,428.00	10.00	\$142.80	\$1,570.80
00002	Well #2 Changes	1.000	ls	\$1,900.00	\$1,900.00	10.00	\$190.00	\$2,090.00
00003	Well #3 Changes	1.000	ls	\$6,450.00	\$6,450.00	10.00	\$645.00	\$7,095.00

**TOTAL:** \$10,755.80

The approval of this Proposed Change Order constitutes authorization to proceed with the work herein.

Sales Tax Exempt

**SUBMITTED BY:****APPROVED BY:**By: 

By: \_\_\_\_\_

Marc Shepard

Paul Linehan

Date: 2/4/03

Date: \_\_\_\_\_

Expedition 0

**GEOPROJECTS INTERNATIONAL, INC.**  
**CHANGE ORDER ITEMS**  
**WORKMAN CORPORATION**  
**WILLIAMSON COUNTY REGIONAL SPORTS PARK**  
**GEOPROJECTS PROJECT NUMBER 2002-290**  
**DATE: 11/20/02**

DESCRIPTION	QUANTITY	UNITS	UNIT RATE	TOTAL
<b>W-1</b>				
Price to Install 15 HP Submersible Pump & Motor 119 Feet Deeper Than Specified in Contract	119	feet	12.00	1,428.00
<del>Price to Remove and Re-install Submersible Pump in W-1 for Performing Acid Job</del>	<del>16</del>	<del>hr</del>	<del>125.00</del>	<del>2,000.00</del>
<del><b>W-2</b></del>				
<del>Monthly Rental of 30HP Submersible Pump, #2 Jacketed Wire, 1,000 Feet of Column Pipe &amp; Motor Contract</del>	<del>3</del>	<del>months</del>	<del>800.00</del>	<del>2,400.00</del>
<b>W-3</b>				
Additional Cost to Drill Borehole for W3 with No Pilot Hole	890	feet	5.00	4,450.00
Additional Cost to Install & Remove the Submersible Pump in W-3 (removed due to Small Yield of Well)	16	hour	125.00	2,000.00
<b>TOTAL CHANGE ORDER AMOUNT</b>				<b>\$12,278.00</b>

ADDITIONAL COST TO INSTALL + REMOVE THE  
 SUBMERSIBLE PUMP IN WELL #3 (REMOVED  
 DUE TO SMALL YIELD OF WELL)

GEOPROJECTS INTERNATIONAL Inc.  
8834 Circle Drive • Austin, Texas 78736  
Telephone (512) 288-3777 • Facsimile (512) 288-0908

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January 16, 2003

Mr. Marc Shepard  
Workman Corporation  
3735 Promontory Point  
Austin, Texas 78744

RE: SUBCONTRACT NUMBER 2210-02665  
WILLIAMSON COUNTY REGIONAL PARK

Dear Mr. Shepard:

The specifications change for the submersible pump installation in W2 have resulted in an increased cost of installation as described below.

To meet the originally proposed condition of service of 50 GPM at 630-feet with a pump installation depth of 700-feet, Geoprojects proposed the installation of a Goulds 45J-15, 15HP, 460 Volt, 3 Phase pump and motor complete with starter, stainless steel airline and discharge head as specified in the original proposal at a total cost of \$10,500.00.

To meet the new condition of service of 25 GPM at 962-feet with a pump installation depth of 1,100-feet, Geoprojects proposes the installation of a Goulds 33GS-100, 10HP, 460 Volt, 3 Phase pump and motor complete with starter, stainless steel airline and discharge head as specified in the original proposal as well as the addition of a 25 GPM Dole flow control valve and higher strength couplings due to the increased weight of the installation at a total cost of \$12,400.00.

We appreciate the opportunity to work with you on this project. If you have any questions or need anything else, please feel free to call me at 288-3777.

Sincerely,  
GEOPROJECTS INTERNATIONAL, INC.

  
Randy duffy  
Project Manager

Enclosure

**THORNHILL GROUP, INC.**

Professional Hydrogeologists • Water Resources Specialists

**FACSIMILE TRANSMITTAL**

Date: 2-6-03  
Number of pages, including cover 3  
Project: \_\_\_\_\_  
Project Number: \_\_\_\_\_

Original Sent Via Mail: ☐ Yes ☒ No

To: Paul Linehan  
Company: Land Strategies, Inc.  
FAX Number: 328-6172  
From: Mike Thornhill

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**Comments:**

**Copy to:** \_\_\_\_\_

**If you have problems receiving this transmission, please call Thornhill Group, Inc. at (512) 244-2172**

1104 South Mays Street, Suite 208 • Round Rock, Texas 78664  
(512) 244-2172 • Fax: (512) 244-1461 • E-mail: [consult@thornhillgroupinc.com](mailto:consult@thornhillgroupinc.com)

**THORNHILL GROUP, INC.**

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**Professional Hydrogeologists • Water Resources Specialists**

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**MEMORANDUM**

**TO:** Mr. Paul Linchan, Land Strategies, Inc.  
**FROM:** Mike Thornhill  
**DATE:** February 6, 2003  
**SUBJECT:** Workman Corporation Proposed Change Order No. 00066 –  
Williamson County Park Wells

The following provides clarification to the subject change order.

**Item 00001 – Well #1 Changes**

- The removing and re-installation of the pump for conducting the acid job in the subject well is part of work handled under a professional services agreement between the County and Thornhill Group, Inc. (TGI). Therefore, the \$2,000 for this item (\$2,200 with Workman's 10 percent fee) should not be included in this change order.
- The project Engineers, Gray-Jansing & Associates (GJA) did not make recommendations to set the pump 119 feet deeper. TGI provided these recommendations and the well contractor, GeoProjects International (GPI), agreed. This deeper setting allows for producing as much as possible from the well, with additional safety factor for drought periods. Therefore, the \$1,428 (\$1,570.80 with Workman's 10 percent fee) is probably legitimate.

**Item 00002 – Well #2 Changes**

- This is similar to changing the pump setting in Well #1. However, Workman and Gray-Jansing did request that TGI provide recommendations as to the pump setting, and then GJA selected the pump to be set. Again, the deeper pump setting provides for safety factor with respect to large variations in pumping level. Therefore, the change order amount of \$2,090, including Workman's 10 percent fee, is likely legitimate.

**Item 00003 – Well #3 Changes**

- Well #3 was constructed under agreement between Workman and GPI and was therefore drilled and completed according to the contract documents, and not as a professional services/exploration services contract with TGI. TGI provide consulting services with respect to obtaining a geophysical log and conducting production testing.

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1104 South Mays Street, Suite 208 • Round Rock, Texas 78664

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- The additional \$4,450 (\$4,895 with Workman's 10 percent fee) is based on a strict interpretation of the contract documents pointing out that wells would be completed by reaming out existing pilot holes (i.e. drilled during previous exploration projects). The County decided to drill Well #3 without a preliminary pilot hole, therefore, the contractor (GPI) added costs for additional time required to drill without a pilot hole. The specifications do not appear to allow/disallow this change. Certainly, it should have been discussed prior to drilling and not after the fact.
- The contract documents do not clearly spell out whether testing should be conducted with test pumping equipment or with the permanent pumping equipment, although they do appear to cover setting pumping equipment at least once. Again, the specifications were written for converting already existing test holes to test wells. The permanent pump from Well #3 was pulled and set in Well #1, so the County purchased only two pumps instead of three.

I spoke with Marc Shepard to inform him that the \$2,000 for GPI services to pull and re-set the pump in Well #1 should be subtracted from the change order. I also informed him that GJA did not make recommendations regarding the pump settings, but only recommended the pump size for Well #2.

If you have any questions, please call.





**PROPOSED CHANGE ORDER**  
**No. 00067**

**TITLE:** Gate @ Entry

**DATE:** 1/27/2003

**PROJECT:** Williamson County Regional Park

**JOB NO.:** 2210

**TO:** Land Strategies Inc.  
1010 Land Creek Cove  
Suite 100  
Austin, TX 78746

**CONTRACT DATE:** 4/9/2002

WORKMAN CORPORATION  
3735 Promontory Point Drive  
Austin, Texas 78744  
512 326-9293 512 447-8156 FAX

**ATTN:** Jeff Witte

**DESCRIPTION OF PROPOSAL**

This change incorporates the installation of a double pipe gate at the entrance to the Williamson County Regional Park. This change includes: all labor, materials, equipment, supervision and incidentals required to install a double gate at the eastbound and westbound lanes of the entry road; all drilled holes; all concrete; prime and paint of all metal (color to be selected by Owner/Architect); location to be verified by Owner/Architect; gate to be built per the plans provided by Land Strategies EXCEPT for the posts shown in the middle of the gate in the closed position; locking mechanism to be determined by Owner/Architect once gates are erected. Please see attached.

Item	Description	Quantity	Units	Unit Price	Subtotal	Fee %	Fee	Net Amount
00001	Double Entry Gate @ Entry	1.000	ls	\$6,100.00	\$6,100.00	10.00	\$610.00	\$6,710.00
00002	Drilled holes @ 24" diameter & 4' in depth	8.000	ea	\$80.00	\$640.00	10.00	\$64.00	\$704.00
00003	Prime & Paint	1.000	ls	\$845.00	\$845.00	10.00	\$84.50	\$929.50
00004	Concrete	4.000	yds	\$60.00	\$240.00	10.00	\$24.00	\$264.00

**TOTAL:** \$8,607.50

The approval of this Proposed Change Order constitutes authorization to proceed with the work herein.

*Sales Tax Exempt*

**SUBMITTED BY:**

**By:**

Marc Shepard

**Date:**

1/30/03

**APPROVED BY:**

**By:**

Jeff Witte

**Date:**



# Corner Stone Construction

## CONTRACTORS INVOICE



From: Jose Hernandez  
13485 Avis Road  
Dale, Texas 78616  
(512)845-8421

Job No.: \_\_\_\_\_

Name: Workman Corp. Attn: Mark Sheppard Date: \_\_\_\_\_

Street: \_\_\_\_\_ City: Austin, Texas Zip: 78745

Mailing Address: \_\_\_\_\_ Phone: 326-9293

Job Name: WILCO Regional Park Job Location: \_\_\_\_\_

### DESCRIPTION OF WORK PERFORMED

WORK: Provide all materials, labor, equipment and supervision required to construct steel pipe entry gates

The above work was performed in accordance with the drawings and specifications provided and was completed in a substantial workmanlike manner for the agreed sum of: **Total:** \$6,100.00

In accordance with our Proposal No.: \_\_\_\_\_, this invoice is payable and due by: [Signature]

This is a Partial ~~Full~~ invoice.

### RECORDERS MEMORANDUM

All or part of the text on this page was not clearly legible for satisfactory recordation.



**PROPOSED CHANGE ORDER**  
**No. 00068**

**TITLE:** *Building H Carpet/Delete Wall*  
**PROJECT:** Williamson County Regional Park  
**TO:** Land Strategies Inc.  
1010 Land Creek Cove  
Suite 100  
Austin, TX 78746  
**ATTN:** Paul Linehan

**DATE:** 1/29/2003  
**JOB NO.:** 2210  
**CONTRACT DATE:** 4/9/2002  
**WORKMAN CORPORATION**  
3735 Promontory Point Drive  
Austin, Texas 78744  
512 326-9293 512 447-8156 FAX

**DESCRIPTION OF PROPOSAL**

This change incorporates deleting a CMU partition wall and installing carpet and rubber base in Concession room 101 in Building H at the Williamson County Regional Park project. This price includes: all work associated with Commissioner Boatright's verbal direction to Workman Corporation on January 24, 2003; the demolition and disposal of the existing CMU partition wall in front of the cabinet area; provide and install carpet and rubber base in Concession Room 101 to match carpet in Office's 102 and 103. Please see attached.

Item	Description	Quantity	Units	Unit Price	Subtotal	Fee %	Fee	Net Amount
00001	Demo existing partition wall in Concession	1.000	ls	\$400.00	\$400.00	10.00	\$40.00	\$440.00
00002	Provide & Install Carpet and rubber base in Concession room 101	1.000	ls	\$1,264.00	\$1,264.00	10.00	\$126.40	\$1,390.40

**TOTAL:** **\$1,830.40**

The approval of this Proposed Change Order constitutes authorization to proceed with the work herein.

*Sales Tax Exempt*

**SUBMITTED BY:**

By:   
Marc Shepard

Date: 1/28/03

Expedition ®

**APPROVED BY:**

By: \_\_\_\_\_  
Paul Linehan

Date: \_\_\_\_\_

JAN-28-03 TUE 03:24 PM INNOVATIVE INTERIORS

FAX NO. 5128354493

P. 01

**PROPOSAL****PROPOSAL SUBMITTED TO:**

DATE: 01.28.03

NAME: Workman

JOB NAME: Williamson County Regional Park

ATTENTION: Marc Shephard

STREET:

FAX: 326.3219

CITY:

We hereby submit specifications and estimates for:

Carpet @ \$ 22.00 yd

Rubber base

Total bid \$ 1,264.00

☐ Minor floor preparations included, additional @ 55 per unit☐ includedSales tax ☐ included ☐ not included☐ Exempt☐ Historical

Demolition

☐ New Construction ☐ Remodel☐ not includedOvertime Labor ☐ included ☐ not included☐ ResidenceFurniture Moving ☐ included ☐ not included

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard Practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written Orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or Delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

AUTHORIZED SIGNATURE

**Acceptance of Proposal**

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are Authorized to do the work specified. Payment will be made as outlined above.

**Accepted:**

DATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

PRINT: \_\_\_\_\_

NOTE: We may withdraw this Proposal if not accepted within \_\_\_\_\_ days.

**PROPOSED CHANGE ORDER**  
No. 00069**TITLE:** *Lighting Control - Road A Lights***DATE:** 1/31/2003**PROJECT:** Williamson County Regional Park**JOB NO.:** 2210**TO:** Land Strategies Inc.  
1010 Land Creek Cove  
Suite 100  
Austin, TX 78746**CONTRACT DATE:** 4/9/2002WORKMAN CORPORATION  
3735 Promontory Point Drive  
Austin, Texas 78744**ATTN:** Paul Linehan

512 326-9293 512 447-8156 FAX

**DESCRIPTION OF PROPOSAL**

This change incorporates the installation of lighting control for roadway lighting at the Williamson County Regional Park project. This includes: all labor, material, equipment, supervision and incidentals required to install lighting control per HCE's RFP dated January 21, 2003 - "Option B". Please see attached.

Item	Description	Quantity	Units	Unit Price	Subtotal	Fee %	Fee	Net Amount
00001	Provide & Install lighting control for Road A Lights	1.000	ls	\$1,070.00	\$1,070.00	10.00	\$107.00	\$1,177.00

**TOTAL:** \$1,177.00

The approval of this Proposed Change Order constitutes authorization to proceed with the work herein.

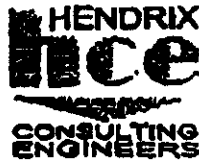
Sales Tax Exempt

**SUBMITTED BY:**By:   
Marc ShepardDate: 1/31/03

Expedition ©

**APPROVED BY:**By: \_\_\_\_\_  
Paul Linehan

Date: \_\_\_\_\_



115 East Main Street

Round Rock, Texas 78664

PH: (512) 218-0060

FAX: (512) 218-0077

January 21, 2003

LAND STRATEGIES, INC.  
1010 LAND CREEK COVE, SUITE 100  
AUSTIN, TX 78746

ATTN: Jeff Witte

RE: Williamson County Park  
HCE #: 01-039

Please issue the following information to the Contractor in the form of a Request For Proposal (RFP).

☐ ITEM NO. 1:

- A. PROVIDE A 2 POLE LIGHTING CONTACTOR NEAR EXISTING CONTACTOR IN BUILDING 'C'. ROUTE CIRCUITS HA4-19, 21 FOR ROADWAY LIGHTING THROUGH NEW CONTACTOR. CONNECT COIL OF CONTACTOR TO EXISTING PHOTOCELL/TIMECLOCK.
- B. AS AN ALTERNATE PRICE, PROVIDE CONTACTOR AS DESCRIBED IN 'A' ABOVE WITH NEW PHOTOCELL/TIMECLOCK TO ALLOW FOR DIFFERENT TIME SCHEDULE THAN BUILDING LIGHTS.

If you have any questions or if I may be of further assistance, please do not hesitate to call our office.

Sincerely,

A handwritten signature in cursive script, appearing to read "Larry Millican".

Larry Millican  
Hendrix Consulting Engineers

LMM:ram

**HERITAGE SPECIALTIES, INC.**

11103 PEARCE LANE, DEL VALLE, TX 78617 PH. (512) 385-9705 FAX (512) 385-9706

**FAX COVER SHEET**

DATE: 1/30/03

TO: Mark Sheppard

FROM: Wayne Hintsinger

RE: RFP

Number of Pages (including cover): 1

## ADDITIONAL MESSAGE:

Option A.	Material	\$ 350.00
	labor	\$ 250.00
	OH	\$ 90.00
	Total	\$ 690.00
Option B.	Material	\$ 450.00
	labor	\$ 480.00
	OH	\$ 140.00
	Total	\$ 1,070.00

Heritage Specialties, Inc.



**PROPOSED CHANGE ORDER**  
**No. 00070**

**TITLE:** *Building H Changes*

**DATE:** 1/31/2003

**PROJECT:** Williamson County Regional Park

**JOB NO.:** 2210

**TO:** Land Strategies Inc.  
1010 Land Creek Cove  
Suite 100  
Austin, TX 78746

**CONTRACT DATE:** 4/9/2002

**WORKMAN CORPORATION**  
3735 Promontory Point Drive  
Austin, Texas 78744

**ATTN:** Paul Linehan

512 326-9293 512 447-8156 FAX

**DESCRIPTION OF PROPOSAL**

This change incorporates miscellaneous changes to Building H at the Williamson County Regional Park project. This includes: all labor, material, equipment, supervision and incidentals required to install a mesh partition at the entry to the restrooms. Mesh partition shall be installed in horizontal position acting as a soffit in the entry area. Mesh partition to be constructed using similar materials as the vertical partitions installed in other buildings. This change is derived from Moman Architect's RFP dated 12/31/02. Mesh partition shall be installed in the horizontal position in lieu of the vertical position as shown on Moman Architect's RFT dated 12/31/02. Please see attached.

Item	Description	Quantity	Units	Unit Price	Subtotal	Fee %	Fee	Net Amount
00001	Provide & Install additional Partitions @ Entry to Restrooms	1.000	ls	\$1,561.00	\$1,561.00	10.00	\$156.10	\$1,717.10
00002	Provide & Install closures at masonry/steel gaps	1.000	ls	\$694.00	\$694.00	10.00	\$69.40	\$763.40
00003	Prime & Paint partition and closures	1.000	ls	\$235.00	\$235.00	10.00	\$23.50	\$258.50

**TOTAL:** \$2,739.00

The approval of this Proposed Change Order constitutes authorization to proceed with the work herein.

*Sales Tax Exempt*

**SUBMITTED BY:**

**By:**

Marc Shepard

**Date:**

1/31/03

Exposition ©

**APPROVED BY:**

**By:**

Paul Linehan

**Date:**





Moman Architects, Inc.  
309 W. Main St., Suite 120  
Round Rock, TX 78664  
Phone (512) 733-1150  
Fax (512) 733-8411

## Fax Transmittal

To:	Marc Shepard @ Workman	Fax:	238-8026		
From:	Susan Robinson for John Moman	Pages:	3 + 1 cover		
Office No:		Date:	12/31/02		
Re:	Wm County Park - Building H	CC:			
For Your :	<input type="checkbox"/> Approval	<input type="checkbox"/> Records	<input checked="" type="checkbox"/> Use	<input type="checkbox"/> Review	<input type="checkbox"/> Information

Please see attached: 1) Proposal Request #5.

Please call with any questions.

Susan Robinson

# PROPOSAL REQUEST

AIA DOCUMENT G709 - ELECTRONIC FORMAT

OWNER (Williamson County)	<input checked="" type="checkbox"/>
ARCHITECT (Moman Arch.)	<input checked="" type="checkbox"/>
CONSULTANT	<input checked="" type="checkbox"/>
CONTRACTOR (Workman)	<input checked="" type="checkbox"/>
FIELD	<input type="checkbox"/>
OTHER	<input type="checkbox"/>

THIS DOCUMENT HAS IMPORTANT LEGAL CONSEQUENCES. CONSULTATION WITH AN ATTORNEY IS ENCOURAGED WITH RESPECT TO THE COMPLETION OR MODIFICATION. AUTHENTICATION OF THIS ELECTRONICALLY DRAFTED AIA DOCUMENT MAY BE MADE BY USING AIA DOCUMENT D-401.

PROJECT:  
Williamson County Regional Park  
(Name and address)

PROPOSAL REQUEST NO.: 15DATE OF ISSUANCE: 12/31/02

OWNER:

CONTRACT FOR: General Construction

Williamson County  
Honorable Judge John Doerfler  
Williamson County Regional Park  
710 Main Street  
Georgetown, TX 78626  
(Name and address)

CONTRACT DATED: May 2002ARCHITECT'S PROJECT NO.: 01125-02

TO CONTRACTOR:  
Workman Construction  
3735 Promontory Point Drive  
Austin, TX 78744  
(Name and address)

ARCHITECT:  
Land Strategies, Inc.  
c/o Moman Architects, Inc.  
309 W. Main Street, Suite 120  
Round Rock, TX 78664  
(Name and address)

Please submit an itemized proposal for changes in the Contract Sum and Contract Time for proposed modifications to the Contract Documents described herein. Submit proposal within seven (7) days, or notify the Architect in writing of the date on which you anticipate submitting your proposal.

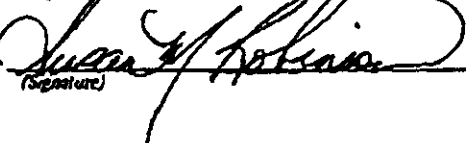
THIS IS NOT A CHANGE ORDER, A CONSTRUCTION CHANGE DIRECTIVE OR A DIRECTION TO PROCEED WITH THE WORK DESCRIBED IN THE PROPOSED MODIFICATIONS.

Description:  
(Insert a written description of the Work.)

Provide the cost to construct a screen above the block wall that forms an alcove for the toilet room entries for building "H," the concession storage building. Reference attachments.

Attachments:  
(List attached documents that support description.)  
Drawings- PR5.1 and PR5.2 dated 12/31/02.

REQUESTED BY:

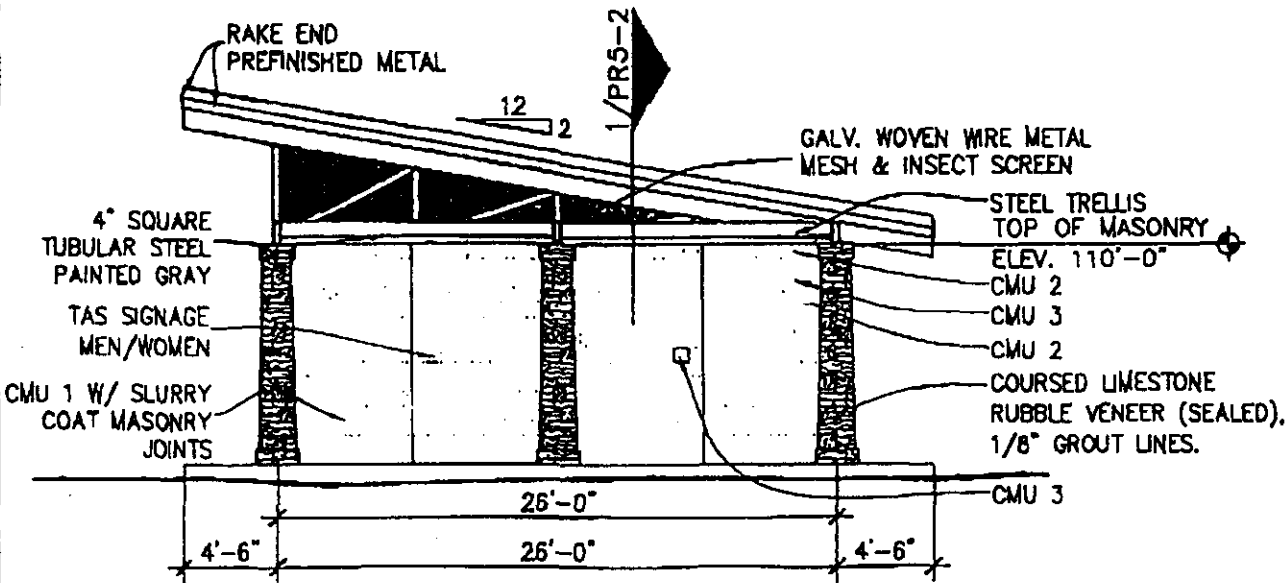
  
(Signature)

Susan M. Robinson, Project Manager

(Printed name and title)

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Electronic Format G709 - 1993



1 ELEVATION 5, SHEET A3.5  
SCALE: 1/8" = 1'-0"

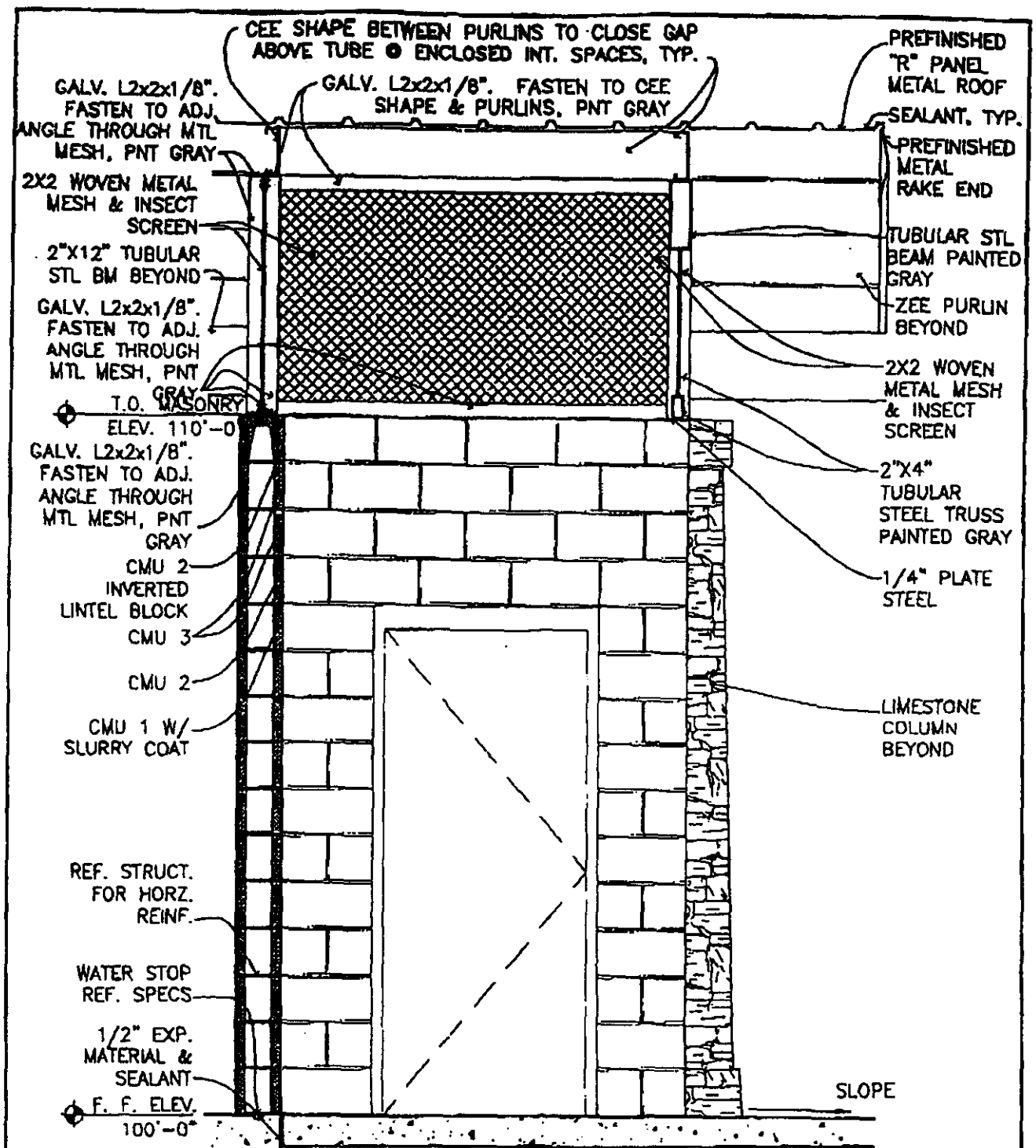
WILLIAMSON COUNTY  
REGIONAL PARK

BUILDING H

DATE: 12-31-02  
PROJECT NO:  
01125-02

Moman  
Architects  
612 722-1197 612 722-9411 fax

PR5-1



WILLIAMSON COUNTY  
REGIONAL PARK

BUILDING H

DATE: 12-31-02

PROJECT NO:

01125-02

1

WALL SECTION

SCALE: 1/2" = 1'-0"

Moman  
Architects

(512) 733-1190 (512) 733-0111 fax

PR5-2

CONSTRUCTION METAL PRODUCTS, INC.  
23971 IH 35  
KYLE, TEXAS 78640-4940  
512-268-3888 (FAX: 512-268-2888)

FAX MEMO Please review, if not complete call our office T.D. File

To: Workman Corporation

From: Ken Seibert ~~48~~

Attn: Marc Shepard

Date: January 10, 2003

Re: Williamson County Regional Park  
RFP #5

Number of Pages: 1  
(Including this page)

CMP JOB NO. 02-235-x11

Fax number sent to:  
326-9293- office  
238-9025- jobsite

REMARKS:

Please find below Construction Metal Products's cost to furnish and install a flat partition at building "H". Our cost is based on a partition 5'-8" X 13'-4" which will attach to main wall.

Material.....	\$ 182.00
Labor...6 hours @ \$45.00.....	\$ 270.00
Detailing...2 hours @ \$65.00.....	\$ 130.00
Freight.....	\$ 100.00
Erection...(3 men-5 hours) 15 hours @ \$45.00 ..	\$ 675.00
Subtotal.....	\$ 1,357.00
Profit @15%.....	\$ 204.00
Grand total.....	\$ 1,561.00

Please issue Construction Metal Products an additive change order in the amount of \$ 1,561.00 if we are to proceed.

If you have any questions or comments concerning this please feel free to contact this office.

CONSTRUCTION METAL PRODUCTS, INC.  
23971 IH 35  
KYLE, TEXAS 78640-4940  
512-268-3888 (FAX: 512-268-2888)

**FAXED**

**FAX MEMO** Please review, if not complete call our office T.D. File

To: Workman Corporation

From: Ken Seibert KS

Attn: Marc Shepard

Date: January 13, 2003

Re: Williamson County Regional Park  
Building "H" Closures

Number of Pages: 1  
(Including this page)

CMP JOB NO. 02-235-x12

Fax number sent to:  
326-9293- office  
238-9025- jobsite

**REMARKS:**

Please find below Construction Metal Products's cost to furnish and install closures at building "H".

Material.....	\$ 100.00
Labor...1 hour @ \$45.00.....	\$ 45.00
Freight.....	\$ none
Erection...10 hours @ \$45.00.....	\$ 450.00
Subtotal.....	\$ 595.00
Profit .....	\$ 89.00
Grand total.....	\$ 684.00

Please issue Construction Metal Products an additive change order in the amount of \$ 684.00 as this additional work is complete as directed by Bob Ashmore of your company.

If you have any questions or comments concerning this please feel free to contact this office.

CONSTRUCTION METAL PRODUCTS, INC.  
23971 IH 35  
KYLE, TEXAS 78640-4940  
512-258-3888 (FAX: 512-258-2888)

FAX MEMO Please review, if not complete call our office T.D. File

To: Workman Corporation

From: Ken Seibert *KS*

Attn: Marc Shepard

Date: January 30, 2003

Re: Williamson County Regional Park  
REP #5

Number of Pages: 1  
(Including this page)

CMP JOB NO. 02-235-x11A

Fax number sent to:  
326-9293- office  
238-9025- jobsite

REMARKS:

Please find below Construction Metal Products's cost to furnish and install three (3) vertical frame partitions at Building "H".

Material.....	\$ 403.00
Labor...16 hours @ \$45.00.....	\$ 720.00
Detailing...6 hours @ \$65.00.....	\$ 390.00
Galvanizing.....	\$ 100.00
Freight.....	\$ 150.00
Erection..3men for one day ..24 hours @ \$45.00....	\$ 450.00
Subtotal.....	\$1,080.00
Profit .....	\$ 426.00
Grand total.....	\$3,269.00

Please issue Construction Metal Products an additive change order in the amount of \$ 3,269.00 if we are to proceed.

If you have any questions or comments concerning this please feel free to contact this office.



**PROPOSED CHANGE ORDER**  
**No. 00071**

**TITLE:** *Commons Changes*

**DATE:** 2/7/2003

**PROJECT:** Williamson County Regional Park

**JOB NO.:** 2210

**TO:** Land Strategies Inc.  
1010 Land Creek Cove  
Suite 100  
Austin, TX 78746

**CONTRACT DATE:** 4/9/2002

**WORKMAN CORPORATION**  
3735 Promontory Point Drive  
Austin, Texas 78744

**ATTN:** Paul Linehan

512 326-9293 512 447-8156 FAX

**DESCRIPTION OF PROPOSAL**

This change incorporates the changes made to the Commons area at the Williamson County Regional Park project. This change is a zero dollar amount change order. In lieu of the original seed specifications for the Commons area, the attached seed specification shall be utilized. Furthermore, the Commons area shall be prepared by hand raking all native material to achieve a seed bed that can be smooth and ready to maintain. Please see attached.

Item	Description	Quantity	Units	Unit Price	Subtotal	Fee %	Fee	Net Amount
00001	Seed changes and preparation of Commons area	1.000	ls	\$0.00	\$0.00	0.00	\$0.00	\$0.00

**TOTAL:** \$0.00

The approval of this Proposed Change Order constitutes authorization to proceed with the work herein.

*Sales Tax Exempt*

**SUBMITTED BY:**

By: Marc Shepard  
Marc Shepard

Date: 2/7/03

Expedition to

**APPROVED BY:**

By: Paul Linehan  
Paul Linehan

Date: \_\_\_\_\_



# SunGROW

## LANDSCAPE SERVICES

February 5, 2003

Workman Corporation  
Mark Shepard  
Project Manager

Re: Williamson County Park

Dear Mark,

Due to the spring planting of the wildflower seeds, I am recommending the Wildseed Texas/Oklahoma mix, plus some additional selected seeds that should provide additional spring and summer color. These additional seeds will be: Cosmos, Catchfly, Missouri, Primrose and African Daisy. They were selected for early germination and color.

The seeding rate would be forty (40) pounds per acre for wildflower mix and forty (40) pounds per acre for Native Grass Mix.

The earliest recommended seeding date for the wildflowers and native grass seeds is the first of March. A soil temperature of sixty (60) to seventy (70) degrees is optimum.

It should be noted that the Bluebonnets are fall germinating and the seed should carry over into this fall.

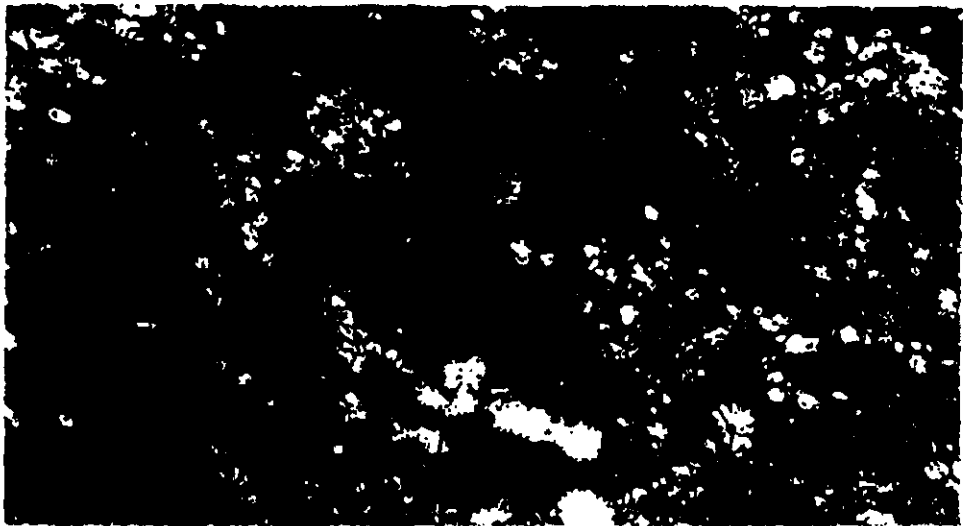
The above rates have been altered to enable Sungrow Landscape Services to perform the proper seed bed preparation for The Commons.

Respectfully,



Bill Roussel

# Texas/Oklahoma Wildflower Mix



## HERE'S WHAT YOU GET

Common Name	Type	% by Weight	Common Name	Type	% by Weight
Texas Bluebonnet	A	18.46	Baby's Breath	A	2.86
Indian Blanket	A	8.00	African Daisy	A	2.75
Scarlet Flax	A	6.60	Plains Coreopsis	A	2.24
Tickseed	P	6.45	Clasping Coneflower	A	1.98
Lemon Mint	A/P	6.23	Black-Eyed Susan	A/P	1.76
Purple Coneflower	P	5.86	Moss Verbena	P	1.44
Drummond Phlox	A	5.29	Corn Poppy	A	1.40
Cornflower	A	4.40	Toadflax	A	1.21
Rocket Larkspur	A	4.40	Dwarf Red Coreopsis	A	1.10
Baby Blue Eyes	A	4.40	Standing Cypress	P	1.00
Ox-Eyed Daisy	P	4.18	Showy Primrose	P	.77
California Poppy	A/P	3.14	Mexican Hat	A/P	.56
Yellow Cosmos	A	2.86	Yarrow	P	.44
			Texas Paintbrush	A/P/B	.22

## RECORDERS MEMORANDUM

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**PROPOSED CHANGE ORDER**  
**No. 00072**

**TITLE:** *TxDot Guardrail Credit*

**DATE:** 2/7/2003

**PROJECT:** Williamson County Regional Park

**JOB NO.:** 2210

**TO:** Land Strategies Inc.  
1010 Land Creek Cove  
Suite 100  
Austin, TX 78746

**CONTRACT DATE:** 4/9/2002

**WORKMAN CORPORATION**  
3735 Promontory Point Drive  
Austin, Texas 78744

**ATTN:** Paul Linehan

512 326-9293 512 447-8156 FAX

**DESCRIPTION OF PROPOSAL**

This change incorporates deleting 50 lineal feet of guardrail at the Williamson County Regional Park project. Per Gray-Jansing, 50 lineal feet of TxDot guardrail was deleted to keep from interfering with existing trees. Please see attached.

Item	Description	Quantity	Units	Unit Price	Subtotal	Fee %	Fee	Net Amount
00001	TxDot Guardrail	50.000	lf	\$23.50	(\$1,175.00)	2.00	(\$23.50)	(\$1,198.50)

**TOTAL:** (\$1,198.50)

The approval of this Proposed Change Order constitutes authorization to proceed with the work herein.

*Sales Tax Exempt*

**SUBMITTED BY:**

**By:**

Marc Shepard

**Date:**

2/7/03

**APPROVED BY:**

**By:**

Paul Linehan

**Date:**



Roadway Specialties, Inc.

Certified DBE/HUB

## PROPOSAL

Project: Williamson County Park  
CR 175Bid Date: March 20, 2002  
2:00 PM

Owner: Williamson County

Proposal No.: 030239P

We propose to furnish all labor, materials, equipment and supervision to perform the following scope of work, per plans and specifications, on the project that is referenced above.

Item	Bid Item Description	Unit	Bid Quantity	Unit Price	Amount
1.	Silt Fence	LF	10,780.00	\$ 1.35	\$ 14,553.00
2.	Remove Silt Fence	LF	10,780.00	\$ 0.15	\$ 1,617.00
3.	Rock Berm, STD COA 18"	LF	110.00	\$ 13.00	\$ 1,430.00
4.	Stabilized Construction Entrance, 70 X 20, 50 X 20 = 2,400 SF	EA	2.00	\$ 800.00	\$ 1,600.00
5.	Pavers	SF	9261.00	\$ 4.20	\$ 38,896.20
6.	Decomposed Granite Gravel Trail (Underlain w/Filter Fabric)	SF	103,730.00	\$ 1.65	\$ 171,154.50
7.	Metal Beam Guard Fence, 12 ga., Timber Posts, No Blockouts, Including 4 EA Low Fill Steel Posts and 4 EA Terminal Anchor Sections	LF	200.00	\$ 23.50	\$ 4,700.00
NOTE: All Maintenance is excluded.					
8.	Certified Topsoil Hybrid Bermudagrass Sod (Fields 6 - 11)	SY	54,500.00	\$ 2.30	\$ 125,350.00
9.	Common Bermudagrass Sod	SY	5,570.00	\$ 2.37	\$ 13,200.90
10.	Native Wildflower Hydromulch	SY	22,550.00	\$ 1.47	\$ 33,148.50
11.	Bermuda Hydromulch, 5 lbs/1,000 SF as specified (incl. Fields 1 - 5)	SY	99,067.00	\$ 0.25	\$ 24,766.75
12.	Bermuda Hydromulch, 5 lbs/1,000 SF as specified (outside irrigation area)	SY	44,856.00	\$ 0.25	\$ 11,214.00
13.	Bermuda Hydromulch, 5 lbs/1,000 SF as specified, 12" & 8" Offset Waterline Connector	SY	32,694.00	\$ 0.25	\$ 8,173.50
TOTAL AMOUNT OF BASE BID: \$					\$ 449,854.35

Items 1 - 3:	\$ 10,098.00
Item 4:	\$ 607.02
Item 5:	\$ 18,522.00
Item 6:	\$ 51,517.32
Item 7:	\$ 1,725.00
Item 8 - 9:	\$ 119,026.00
Item 10:	\$ 31,231.75
Items 11 - 13:	\$ 31,791.06

Total Materials (already included in Base Bid): \$ 264,518.95

If additional information is needed, please feel free to contact us at (512) 280-6666.

Sincerely,

Loney D. Rodriguez, Project Manager/Senior Estimator

## Please note:

- All quantities are estimates-payment will be based upon field measurement.
- If bond is needed, add 2.50% to total and place in mobilization.
- Locating underground utilities shall be the responsibility of the General Contractor.
- Unit prices are based on one move-in. If additional are required, a \$400.00 minimum charge will apply.
- Pavers include 1" sand bedding. Concrete and base material are excluded.
- General Contractor to provide water source.
- This quote is good for 30 days.

## Exclusions:

- All maintenance, unless paid for on an hourly basis.
- Concrete and base materials for pavers.
- All clearing.
- All watering.
- All mowing.
- All topsoil.
- All subgrade preparation-removal of stones, sticks, stumps, and other debris.
- All removal of stabilized construction entrances/rock berms.
- All concrete sidewalks, asphalt backfill, and/or concrete signage for guardrail.
- All haul-off of spoils generated by guardrail excavation.

## RECORDERS MEMORANDUM

All or parts of the text on this page was not clearly legible for satisfactory recordation.



9424 S. IH 35 • Austin, Texas 78748 • (512) 280-6666 • Fax 280-6066



Page 1 of 2

**AGENDA ITEM 32**

Consider approving Millennium and Wilco Cave Preserve agreements and management plans with U.S. Fish and Wildlife Service.

Alan Glen, from Smith, Robertson, Elliott & Glen LLP, presented two agreements for the establishment of the karst preservation in the regional park.

Moved: **Commissioner Hays**

Seconded: **Commissioner Limmer**

Motion: To approve Millennium and Wilco Cave Preserve agreements and management plans with U.S. Fish and Wildlife Service.

Vote: **4 – 0. Commissioner Boatright was absent from the dais.**

< Attachment >